



OPERATING, UTILITY-OWNED REAL PROPERTY

Wisconsin Department of Revenue
Bureau of Property Tax, MS 6-97
PO Box 8971
Madison, WI 53708-8971

Forms and related **publications**
are available on our website at
www.revenue.wi.gov

Phone: (608) 266-8162
Fax: (608) 264-6887
E-Mail: utility@revenue.wi.gov

(Name of Utility, Railroad, Airline, Pipeline)

has **OPERATING OWNED REAL PROPERTY**, as of January 1, _____;

Located in the ☐ Town
☐ Village of _____, _____ County
☐ City

Utility (Property Owner)

Name _____

Mailing Address _____

The
Property is
(check one):

- ☐ Land Only
☐ Land & Improv.

Property Street Address:

TAX PARCEL

Acreage or Sq. Footage of Land and Structures

LAND	IMPROV.
_____	_____

Prepared By _____

Telephone No. () _____

Fax No. () _____

Email _____

Purchase Date _____

Date Sold _____

Comments:

****NOTE TO ASSESSOR: THIS PROPERTY IS TO BE STATE ASSESSED****

Authority: Sec. 76.23 and 76.28(9), Wis. Stats.

The taxes imposed by this chapter upon the property of the companies defined in Chapter 76 shall be in lieu of all other taxes on such property necessarily used in the operation of the business of such companies in this state, except that the companies shall be subject to special assessment for local improvements in cities, villages and towns.

- ☐ Utility
☐ Bureau of Property Tax
☐ Local Assessor

Instructions for Completing Form UT-1490

Operating Utility Owned Real Property

Filers

All property owned by public service corporations and used in their operations is subject to state assessment under Chapter 76 of the Wisconsin Statutes. Form UT-1490, "Owned Real Property," is provided to coordinate the reporting of Wisconsin property owned by your company. It is particularly important in controlling the assessment of "exempt property" subject to Ch. 76 jurisdiction.

Filing Requirements

If you purchase real property and use this property in the operations of your utility, complete a form UT-1490 by February 15.

Failure to report purchased real property to the local assessor may result in such property taxed both locally and under Chapter 76.

It is your obligation to prevent this from happening. Go to the following site if you need the name and address of the local assessor for the property you are listing.

www.revenue.wi.gov/training/assess/assrlist.pdf
(Wisconsin Municipal Assessor List)

Complete a UT-1490 for new purchases and newly sold property by the due date. Obtain a 30-day extension for filing, by electronically applying for an extension before the due date at:
www.revenue.wi.gov/ust/index.html

Please note: each property that you report to our office must have the tax parcel I.D. number.

This number can be obtained from the PE-500 Real Estate Transfer Return or local assessor. Should you file the form without this number it will be returned to you for completion.

- (1) Copy to the Local Assessor, find your local assessor at www.revenue.wi.gov/training/assess/assrlist.pdf **(Wisconsin Municipal Assessor List)**
- (2) Copy to the Department of Revenue,
Bureau of Property Tax
Manufacturing & Utility Tax Section
2135 Rimrock Road MS 6-97
Madison, WI 53713
- (3) Keep a copy for your records.

For taxpayers that have previously submitted UT-1490 forms, a listing of the reported properties will be sent to you with your October billing notice. Please update this list with respect to any changes that have occurred, including the tax parcel I.D. number and return the listing to us by the due date. Again, the listing will be returned to you as incomplete if the tax parcel I.D. number is not provided.

List these properties in the appropriate section of your annual report filed for gross revenues or ad valorem tax purposes.

For any questions regarding this report, please call 608-266-8162 or e-mail utility@revenue.wi.gov.